

ROCKY FORK - BLACKLICK ACCORD

IMPLEMENTATION PANEL

MEETING AGENDA

January 19, 2017

6:00 p.m.
New Albany Village Hall
99 West Main Street, New Albany, OH

I. Call to Order

Meeting opened at approximately 6:05 pm at New Albany Village Hall with the following members present: Kimberly Burton, Dave Paul, Kasey Kist (arrived at 6:25), Sarah Biggs, Meera Parthasarathy, Jay Herskowitz, and Mike Chappellear. Kimberly Burton chaired the meeting. Staff members present were Adrienne Joly and Stephen Mayer, City of New Albany; Ben Collins, Plain Township; and Festus Manly-Spain, City of Columbus.

II. Organization

None.

III. Record of Proceedings

Mr. Chappellear clarified discussion on the ponds as shown in the minutes and Ms. Burton corrected a mis-spelling. Mr. Herskowitz motioned to approve the minutes of December 15, 2016 as amended, seconded by Mr. Paul. Motion passed 4-0 (Mr. Paul and Ms. Parthasarathy abstain. Mr. Kist was not present)

IV. Old Business

None.

V. New Business

(Review procedure: staff report; applicant presentation; panel comments; public comments)

1. 7563 & 7500 Schleppi Road and 7475 & 7541 New Albany Condit Road (ZC/PDP-94-2016):

Informal review regarding a New Albany application to rezone a site generally located west of State Route 605/New Albany-Condit Road, south of Walnut Street, and east and west of Schleppi Road for an area to be known as the "New Albany North Zoning District"

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| <i>Acreage:</i> | <i>92.6 ac</i> |
| <i>Current Zoning:</i> | <i>Limited General Employment District and AG Agricultural District</i> |
| <i>RFBA District:</i> | <i>Town Residential and Rural Residential</i> |
| <i>Proposed Use/Zoning:</i> | <i>I-PUD, Infill Planned Unit Development to allow for 225 age</i> |

*restricted single family residences on 88.7 acres, and 3.8 acres
to allow for retail and commercial uses*

*Applicant: Pulte Homes, c/o Aaron L. Underhill, Esq.
Property Owner(s): The New Albany Company LLC*

Mr. Mayer presented the application for informal review.

Mr. Aaron Underhill, representing the applicant, introduced Tom Rubey, Linda Menerey, and Matt Callahan. He explained this is an age-restricted community and 80% of the homes must be occupied by a person 55 years of age or older. This restriction is committed to in the zoning text. Pulte is affiliated with Del Webb who have done age-restricted communities across the country. This site is zoned commercial, but given its location we feel it could be age-restricted. We have submitted a school impact statement which projects a positive outcome for the school district. There will be some school kids here but we feel the way the house is designed will lower that number. The housing density is 2.5 homes to the acre and there will be some neighborhood commercial. This doesn't meet the city's architectural requirements in order to meet price point. Schleppi Road has been realigned and this subdivision creates new street network. A traffic study is underway. The city is looking to maximize connections, but it is very important to Pulte to limit those connections. We are looking into making the road stub into a pedestrian connection instead.

Mr. Matt Callahan introduced Pulte Homes and Del Webb homes. Del Webb communities are large, planned 55 and older communities. They are trying to take that concept and bring it to this market. The units will be between 1,600-1,900 square feet base with options to expand up to 2,200 square feet. These are ranch style homes with the option of a second floor. We are working with the city on architecture.

Mr. Underhill said they have spoken with the neighbor Bud Zappitelli.

Mr. Bud Zappitelli says he plans to speak at the formal hearing but he is the only neighbor that will be affected to the north.

Mr. Chappellear asked how many different home styles there will be and can you please address if a roundabout is considered at Walnut Street.

Mr. Mayer said staff is not aware of any pending improvements to the Reynoldsburg-New Albany Road and Walnut Road intersection, but we are supportive to improvements and open to working with other jurisdictions.

Mr. Callahan stated there will be four base floor plan. Each home has 14 different elevations. Owners can customize and style different ways to meet intent of architectural requirements.

Mr. Chappellear stated the second connection will be good for safety and ease of going west would be improved. You could use a fake gate to make people think twice about using it as a through street.

Mr. Kist asked the applicant to clarify if the commercial entrance is considered the fourth entrance to the subdivision.

Mr. Paul asked if this like a Del Webb community. I looked at one in Detroit.

Mr. Callahan it isn't the same size but is the same design and idea of a typical Del Webb community.

Mr. Chappellear said he served on the school task for and this goes along with its recommendations to get more age-restricted housing and less students in the schools. He confirmed this is inside of the NAPLS district.

Mr. Paul asked about ownership.

Mr. Underhill said these will be fee simple lots, part of the New Albany Master Association.

Mr. Paul asked what would happen if a homeowner passes away or wants to pass on their property to their kids who aren't 55? Do they have to sell the property?

Mr. Underhill responded yes but he isn't sure if there any exemptions. But it all comes down to a math equation.

Mr. Chappellear asked if these will be rental properties.

Mr. Underhill this is not intended to be a rental community.

Mr. Callahan said they only sell to homeowners who plan to occupy. They deed restrict against short term rentals and the company has internal guidelines and monitors the age-restriction numbers that are self-enforced.

Ms. Parthasarathy asked about commercial parking.

Mr. Underhill said the area includes parking and this could be around 20,000 to 25,000 square foot shopping center. Commercial use area to remain as NACO ownership. No fast food.

Mr. Tom Rubey said it is intended to serve this community.

Mr. Herskowitz asked if the wetlands have been defined and permitted?

Mr. Rubey said they have been defined and the road goes around the wetlands.

Mr. Herskowitz asked if there has been any environmental site assessments and were any old uses on the property.

Mr. Rubey it has been farm use.

Mr. Chappellear asked where Plain Township is relation to this development. Should we move the commercial to Walnut Street? Asked about the township's future land use plan.

Mr. Ben Collins said the township had created a draft land use plan shows the intersection at Walnut Street to be used for commercial use.

Ms. Joly said there is no city capital project for straightening Walnut Street and is not aware of any pending development for the land to north, but it designated as residential in the Accord.

Ms. Burton asked if this area is intended to have rear-loaded garages.

Ms. Joly said the land use designation calls for rear-loaded but we are working with the developer on site design, street design, and other aspects.

Mr. Callahan said Pulte doesn't have rear garage option homes for the 55 and older community.

Ms. Burton said it worth looking into and knowing if there are other reasons why it can't be done.

Mr. Rubey says the home design is based on a price point and this niche market. We are working with staff on the garages.

Ms. Burton commented there are ways to design subdivision entrances to make it feel like something else and traffic calming and she supports additional connection to the west.

Ms. Parthasarathy stated she likes the open space and is supportive of moving the commercial to the north. She is troubled by the density a little and doesn't like alleys.

Mr. Zappitelli stated he is concerned about the density and asked why the board has not discussed setbacks from State Route 605.

Mr. Underhill stated the Accord recommends 1.5 units per acre in New Albany but is 5 units per acres for Columbus so there is precedent for this density. Currently the land is zoned for commercial uses.

VI. Adjournment

With there being no further business, the meeting was adjourned at approximately 7:13 pm.